



COUNTY OF PLACER  
**WEST PLACER MUNICIPAL ADVISORY COUNCIL**  
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

**REGULAR MEETING AGENDA**

Wednesday, November 9, 2016 7:00 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance**
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wylie, Alicia Butler, Darryl Osborne and Carolyn Riolo.
3. **Approval of November 9, 2016 Agenda & October 12, 2016 Minutes**
4. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 5 minutes or less (or as determined by the chairman).
5. **Reports:**
  - A. **Local Government:** Placer County Supervisor Jack Duran
  - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office

6. **Action Item:**

A. **Placer Vineyards Development, Phase 1:**

The MAC will be asked to consider the 1<sup>st</sup> Development Phase project for Placer Vineyards to include all or a portion of seven properties totaling 1,540 acres (Properties # 1A, 3, 4B, 7, 12B, 15, and a portion of 19) and would construct up to 5,240 residential units, 25-acres of commercial development, 23-acres of commercial mixed use development including residential, office and retail uses and schools, parks, open space and other public serving land uses. Presenters are Alex Fisch, Placer County Planning Services Division, Supervising Planner and Kent MacDiarmid with Placer Vineyards.

7. **Information Items:**

A. **Providence Park development**

"Providence Park" is a proposed single family residential community located in the southeastern corner of the Dry Creek-West Placer Community Plan Area, on the south side of PFE Road. The property is an assemblage of multiple parcels abutting the Sacramento County line between Cook-Riolo Road and North Antelope Road, with one parcel at the southeast corner of PFE and Antelope Roads.

The community is proposed to include a total of 308 lots in three villages with lot sizes averaging 10,261 square feet (93 lots) in the West Village, 8,970 square feet (121 lots) in the Central Village, and 7,216 square feet (94 lots) in the East Village. The largest lots are on the western side of the proposed project, with the villages transitioning to smaller lots from west to east. The central and eastern villages are situated on parcels which currently include Office-Professional and Industrial zoning, in addition to the RS-AG-B-20 zoning.



The community will include 17 acres of open space, and 3 private parks averaging approximately 1.4 acres each. The entries will be gated and are proposed to be located along Antelope Road, with additional access from PFE Road. A sewer lift station will be constructed near the southeast corner of PFE and North Antelope to pump sewage to the regional wastewater treatment plant. Presenters are Chris Schmidt, Placer County Planning Services Division, Senior Planner and Dave Cook with the RCH group.

**8. Adjournment** to next regular meeting on December 14, 2016